

Form and Correctness Approved

Contents Approved:

By

Office of the City Attorney

NORFOLK, VIRGINIA

By

DEPT.

ORDINANCE No. 41,935**PH-1A**

AN ORDINANCE TO AMEND CHAPTER 27 OF THE ZONING ORDINANCE OF THE CITY OF NORFOLK, 1992, SO AS TO CREATE THE 3rd to 7th BAY STREET PLANNED DEVELOPMENT DISTRICT (PD-R - 3rd to 7th BAY STREET).

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That Chapter 27 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), is hereby amended and reordained by adding thereto a new section, including subsections, to be designated generally as section 27-23 and titled "3rd to 7th Bay Street Planned Development District (PD-R - 3rd to 7th Bay Street)" and containing the text and graphics as set forth in "Exhibit A," attached hereto.

Section 2:- That this ordinance shall be in effect from the date of its adoption.

Adopted by Council July 19, 2005
Effective July 19, 2005

TRUE COPY
TESTE:

R. BRECKENRIDGE DAUGHTREY, CITY CLERK

BY:

DEPUTY CITY CLERK

EXHIBIT A

27-23 3rd to 7th Bay Street Planned Development (PD-R - 3rd to 7th Bay)

27-23.1 *Purpose Statement.* The 3rd to 7th Bay Street Development will be a new housing community consisting of a mixture of housing types and a significant amount of public open space. The master plan envisions a new street pattern, new public open spaces, retention pond(s), and development sites for housing units. Thoroughfare designs and lot assembly take into consideration existing natural elements and features which in turn provide for a healthy pedestrian and ecologically sensitive neighborhood.

27-23.2 *Table of Principal Uses*

Legend	Principal Uses, 3 rd to 7 th Bay Street Development District
P = Permitted Use	
S = Special Exception Use	
USE	
RESIDENTIAL	
One-family	P
Townhome	P
RECREATION	
Park, passive recreation and open space areas	P

27-23.3 *Maximum Building Height*

- a. The maximum building height shall be 40 feet.
- b. The maximum height of towers shall be two full stories above the maximum allowed building height and towers shall have a maximum footprint of 225 square feet.

27-23.4 *Yard Requirements **

All Permitted Uses	Distance Required
Front Yard	
One-family dwelling	10 ft.
Townhouse	5 ft.
Side Yard	3 ft.
Corner Side Yard	5 ft.
Interior Side Yard	3 ft.

Rear Yard	5 ft.
-----------	-------

* Notes

- a. Steps may encroach into required front yard up to property line.
- b. For single-family dwellings, covered porches may encroach no more than 8 feet into the required front yard.
- c. Parking spaces, including attached or detached garages, must be located either 5 feet or 18 feet from rear property line.

27-23.5 *Parking Requirements*

One-family dwelling. Two (2) off-street parking spaces are required.

Townhome. Two (2) off-street parking spaces are required.

27-23.6 *Minimum Lot sizes*

Townhome.

The minimum lot size shall be 1260 sq. ft.

The minimum lot width shall be 18 ft.

One-family dwelling.

Garden Lot

The minimum lot size shall be 2800 sq. ft.

The minimum lot width shall be 35 ft.

Cottage Lot

The minimum lot size shall be 3200 sq. ft.

The minimum lot width shall be 40 sq. ft.

Preserve Lot

The minimum lot size shall be 4000 sq. ft.

The minimum lot width shall be 50 sq. ft.

27-23.7 *Signs.* Signs shall be permitted in accordance with Article III, Chapter 16: Signs, section 16-8.1 and shall conform in all aspects with the requirements of this zoning ordinance.

27-23.8 *Fence Standards.* Fences shall be permitted in accordance with the requirements set forth in Article III, Chapter 13: Accessory Uses and Structures, section 13-6.3.

27-23.9 *Site Plan Review.* All construction, with the exception of the construction of one-family dwellings,

shall be subject to Site Plan Review in accordance with the requirements of Article V, Chapter 26: Site Plan Review.

27-23.10 *General Provisions*

- a. The keeping of animals shall be governed by the provisions of Section 4-0.5 in Chapter 4: Residence Districts.
- b. Obnoxious or offensive uses shall be governed by Section 4-0.6 in Chapter 4: Residence Districts.

27-23.11 *Definitions*

- a. *Tower.* A subordinate building form, typically higher than it is wide, attached to and extending above the principal building structure.
- b. *Townhome.* A building containing one dwelling unit with two or more of such buildings attached to each other by party walls. Such buildings may or may not be located on their own individual lots.